

THE CASS COUNTY COMMISSION

Date and time posted 8-3-16 at 2:00 pm

Notice is hereby given that the
Cass County Commissioners will conduct a meeting

on

Thursday, August 4, 2016

at the Cass County Historic Courthouse,

The tentative agenda of this meeting includes:

2:30PM

BZA

1. *Call to Order*
2. *Roll Call*
3. *Pledge*
4. *Accept the Agenda as Presented*
5. *Approval of Minutes of June 16, 2016 Meeting*
6. *New Business*
 - a) *Request for Variance for a change of operator only on SUP#1942 – transfer from T-Mobile Central LLC to CCTMO LLC (Crown Castle). Know as Part of Section 2, Township45, Range32, 20517 S. State Route J Hwy, Peculiar, Mo 64078.*
 - b) *Request for Variance for an accessory building setback of less than fifty (50) ft but not less than thirty(30) ft from South Property line on a tract of land 5.01+-acre. Located in Part of the Northeast Quarter Section 6, Township45,Range 30 also described as all of Lot 1, Smith Estates, 20318 S. State Route 7 Hwy, Pleasant Hill, Mo 64080.*

2:35 PM

Commission Meeting

1. *Call to Order*
2. *Roll Call*
3. *Accept the Agenda as Presented*
4. *Approval of Minutes of July 28, 2016 Meeting*
5. *Zoning Applications:*
 - a) *Application #2892 – Lot Split and Re-Zone of parent tract of 225+-acre tract with zoning designation of Agriculture (Ag) into a 5.0+-acre tract to obtain Residential Rural (R-R) zoning designation and a 220+-acre tract to retain Agriculture (Ag) zoning.*
 - b) *Application #2893 – Final Plat of “Woodland Acres II” located on the West side of Graham Rd approximately one half mile South of 155th St, Pleasant Hill, MO 64080.*
6. *Approval of Cass County General Personnel Policies Manual*
7. *Approval of Appointment of Sick Leave Pool Board Members*
8. *Misc*
9. *Public Comment*
10. *Commissioner Communications*
11. *Adjourn*

A
G
E
N
D
A

The tentative agenda of this meeting also includes a vote to close part of the meeting pursuant to RSMo Sections 610.021.1 (Legal); 610.021.2 (Real Estate); 610.021.3 (Personnel actions); 610.021.13 (Personnel Records); and 610.021.17 (confidential communications with auditor); 610.021.12 (Contract Negotiations). All meetings are handicap accessible. Copies of the agenda are located outside the Cass County Clerk's Office, First Floor, Cass County Courthouse. Representatives of the media may obtain copies of this notice and Copies of CD's of Commission Meetings (fee of \$5 for CD) by contacting: the County Clerk's Office, Cass County Courthouse, 102 E. Wall St., Harrisonville, MO 64701, or by calling: 816-380-8106



**CASS COUNTY, MISSOURI
BUILDING CODES & ZONING DEPARTMENT
30508 S. West Outer Rd., Harrisonville, MO 64701
P- (816) 380-8134 F- (816) 380-8130**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Zoning Adjustment on Thursday, August 4, 2016 at 2:30 p.m., in the Third Floor Meeting Room, Historic Cass County Courthouse, 102 E. Wall Street, Harrisonville, MO.

Item(s) to be considered:

Zoning Variance for a change of operator only, for an existing tower as issued by SUP # 1942 to be transferred from T-Mobile Central LLC in care of SSC, INC. to CCTMO, LLC (Crown Castle). The existing tower is located in Part of Section 2, Township 45, Range 32, commonly known as 20517 S. State Route J Hwy, Peculiar, MO 64078.

Submitted by Traey Lambertz, Cass County Building Codes and Zoning Director



**CASS COUNTY, MISSOURI
BUILDING CODES & ZONING DEPARTMENT
30508 S. West Outer Rd., Harrisonville, MO 64701
P- (816) 380-8134 F- (816) 380-8130**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Zoning Adjustment on Thursday, August 4, 2016 at 2:30 p.m., in the Third Floor Meeting Room, Historic Cass County Courthouse, 102 E. Wall Street, Harrisonville, MO.

Item(s) to be considered:

Zoning Variance for an accessory building setback of less than fifty (50) feet but not less than thirty (30) feet from the South Property line on a tract of land 5.01 +/- acre. The tract of land is located in Part of the Northeast Quarter of Section 6, Township 45, Range 30, Cass County, Missouri, Described as All of Lot 1, Smith Estates, a subdivision in Cass County, Missouri, according to the recorded plat thereof, filed in Plat Book 9 at Page 33. Commonly known as 20318 S. State Route 7 Hwy, Pleasant Hill, MO 64080

Submitted by Traey Lambertz, Cass County Building Codes and Zoning Director

Cass County
Board of Zoning Adjustment Meeting
August 4, 2016
2:30 P.M.

AGENDA

1. **Call Meeting to Order**
2. **Pledge**
3. **Roll Call -**
4. **Approval of Minutes from 6/16/16 meeting -**
5. **New Business**
 - a) Request for Variance for a change of operator only on SUP#1942 – transfer from T-Mobile Central LLC to CCTMO LLC (Crown Castle). Know as Part of Section 2, Township45, Range32, 20517 S. State Route J Hwy, Peculiar, Mo 64078.
 - b) Request for Variance for an accessory building setback of less than fifty (50) ft but not less than thirty(30) ft from South Property line on a tract of land 5.01+-acre. Located in Part of the Northeast Quarter Section 6, Township45,Range 30 also described as all of Lot 1, Smith Estates, 20318 S. State Route 7 Hwy, Pleasant Hill, Mo 64080.
 - a.
 - c) **Adjourn**

Board of Zoning Adjustment Meeting Minutes June 16, 2016

The Cass County Board of Zoning Adjustment convened on June 16, 2016 at 2:30 P.M. in the Commission Conference on the third floor of the County Courthouse, with those present as follows:

Jeff Cox	Chairman
Luke Scavuzzo	Vice Chairman
Jimmy Odom	Member
Mike Vinck	County Clerk
Traey Lambertz	Codes/Zoning/Planning Director
Paul Campo	County Attorney

Presiding Commissioner Cox called to order the Board of Zoning Adjustment Public Hearing Meeting at 2:30pm.

1. Call To Order:

2. Pledge:

**3. Roll Call: Chairman-Jeff Cox-present
Vice Chairman- Luke Scavuzzo-present
Member- Jimmy Odom-present**

4. Accept the Agenda as Presented:

Luke Scavuzzo made a motion to accept Agenda as presented. Jimmy Odom seconded the motion and it passed unanimously with all in favor with a show of hands.

5. Approve Minutes of 3-10-16 BZA meeting:

Jimmy Odom made a motion to approve minutes as presented. Luke Scavuzzo seconded the motion and it passed unanimously with all in favor with a show of hands.

6. New Business:

- a. Request for a Variance for an accessory building greater than 1,000 sq ft prior to the placement of a dwelling on a tract of land consisting 14.62+-acres. The tract is located in Part of the Northwest Quarter of the Southeast Quarter of Section 35, Township 46, Range 31, particularly described as follows: From the Northwest corner of the Southeast Quarter of Section 35, aforesaid, run thence South 89 degrees 08'00" East along the North line thereof, 395.69 ft to the true point of beginning of the tract to be described; thence continuing South 89 degrees 08'00" East along said North line, 521.03 ft; thence South 3 degrees 22'29" West, 1320.79 ft to a point on the South line of the Northwest Quarter of the Southeast Quarter of said Section 35, thence North 89 degrees 16'08" West along said South

line, 443.86 ft; thence North 0 degrees 01'33" East, 1320/.72 ft to the true point of beginning, also known as tract A on Certificate of Survey filed June 29, 2012 as document No. 502593 in Survey Book 22 on Page 65. Subject to the Right-of-Way of East 199th St, and any existing Easements. Also known as 23707 E. 199th St, Raymore, Mo.

Jimmy Odom made a motion to approve request for Variance of Zoning Order including all of the conditions presented. Luke Scavuzzo seconded the motion. Jeff Cox asked for the Staff Report from Codes and Zoning Director Traey Lambertz.

Public hearing held. No public comment.

Motion passed unanimously with all in favor with a show of hands, 3 in favor and 0 against.

7. Adjourn

Luke Scavuzzo made a motion to adjourn at 2:32 pm. Jimmy Odom seconded the motion and it passed unanimously with all in favor with a show of hands.

.....

Jeff Cox
Chairman

Michael J. Vinck
County Clerk

Luke Scavuzzo
Vice Chairman

Jimmy Odom
Member

Commission Meeting Minutes July 28, 2016

The Cass County Commission convened on July 28, 2016 at 2:30 P.M. for the 4th day of the July term, with those present as follows:

Jeff Cox	Presiding Commissioner (absent)
Luke Scavuzzo	Associate Commissioner District 1
Jimmy Odom	Associate Commissioner District 2
Mike Vinck	County Clerk

Due to the absence at the meeting of Presiding Commissioner Jeff Cox, County Clerk Mike Vinck designated Commissioner Jimmy Odom as Acting Presiding Commissioner for the purposes of the meeting pursuant to RSMo. 49.070.

1. Call To Order:

2. Roll Call:

Presiding Commissioner Jeff Cox – absent

Associate Commissioner District 1 Luke Scavuzzo – present

Associate Commissioner District 2 Jimmy Odom – present

3. Pledge:

4. Accept the Agenda as Presented:

Commissioner Scavuzzo made a motion to approve the agenda. Commissioner Odom seconded the motion and it passed unanimously with all in favor with a show of hands.

5. Approval of Minutes of July 21, 2016 Meeting:

Commissioner Scavuzzo made a motion to approve the minutes of July 21, 2016 meeting. Commissioner Odom seconded the motion and it passed unanimously with all in favor with a show of hands.

6. Recommendation from Cass County Road and Bridge Director Terry Faulkenberry – Box Culverts Bid – Viebrock Sales And Services, LLC:

Commissioner Scavuzzo made a motion to accept recommendation of Cass County Road and Bridge Director Terry Faulkenberry and award bid to Viebrock Sales. Commissioner Odom seconded the motion and it passed unanimously with all in favor with a show of hands. Cass County Road and Bridge Director Terry Faulkenberry gave a brief on this item.

7. Memorandum of Understanding for Brush Clearing – Cass County Road and Bridge Department – Matt Moreland:

Commissioner Scavuzzo made a motion to approve Memorandum of Understanding for Brush Clearing with Matt Moreland. Commissioner Odom seconded the motion and it

passed unanimously with all in favor with a show of hands. Cass County Road and Bridge Director Terry Faulkenberry gave a brief on this item.

- 8. **Cass County Collector Pam Shipley Requesting Disbursement of 2015 Tax Sales Surplus Monies, Certificate of Purchase #15-01, Tax Sale #6, Taxpayer Name: Harrisonville Investment Group, Amount\$ 551.40, Payable To: Stephen R McKeivey:**

Commissioner Scavuzzo made a motion to approve disbursement request. Commissioner Odom seconded the motion and it passed unanimously with all in favor with a show of hands.

- 9. **Resolution No. 16-30 – Approval of Disclosure Compliance Services Agreement – Gilmore & Bell, PC:**

Commissioner Scavuzzo made a motion to approve Resolution No. 16-30. Commissioner Odom seconded the motion and it passed unanimously with all in favor with a show of hands.

- 10. **Cass County Clerk Mike Vinck – Submit for Record Assed Valuation for Cass County and Road and Bridge.**

Accepted as part of record. Cass County Clerk Mike Vinck gave a brief on this item.

- 11. **Misc:**

None.

- 12. **Public Comment:**

None.

- 13. **Commissioner Communications:**

None.

- 14. **Adjourn:**

.....
Commissioner Scavuzzo made a motion to adjourn the Commission meeting at 2:36 pm. Commissioner Odom seconded the motion and it passed unanimously with all in favor with a show of hands.
.....

(CDs are available in the County Clerk’s Office of all Public Hearings and Meetings for a fee of (\$5.00)

Jeff Cox
Presiding Commissioner

Luke Scavuzzo
Associate Commissioner District 1

Jimmy Odom
Associate Commissioner District 2

Michael J. Vinck
County Clerk



**CASS COUNTY, MISSOURI
BUILDING CODES & ZONING DEPARTMENT
30508 S. West Outer Rd., Harrisonville, MO 64701
P- (816) 380-8134 F- (816) 380-8130**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Cass County Commission on Thursday, August 4, 2016 at 2:30 p.m., in the Third Floor Commission Meeting Room, Historic Cass County Courthouse, 102 E. Wall Street, Harrisonville, MO 64701

Item(s) to be considered:

Application 2892 for the following Action(s): Lot Split and Re-Zone of a parent tract of 225 +/- acre tract with the Zoning Designation of Agriculture (Ag) into a 5.0 +/- acre tract to obtain Residential Rural (R-R) Zoning Designation and a 220 +/- acre tract to retain Agriculture (Ag) Zoning Designation.

This Application for an Action has been submitted by Derek and Krasannah Ayler, who are requesting the zoning actions described above on a tract of land described as: "Lots 4, 5 and 6, of the Northeast Quarter of Section 6, Township 44, Range 29, excepting therefrom the right of way of the St. Louis and San Francisco Railroad, and any part of thereof in public roads, all in Cass County, Missouri", commonly known as 25517 S. State Route M Hwy, Garden City, MO 64747.

Submitted by Traey Lambertz, Cass County Building Codes and Zoning Director



**CASS COUNTY, MISSOURI
BUILDING CODES & ZONING DEPARTMENT
30508 S. West Outer Rd., Harrisonville, MO 64701
P- (816) 380-8134 F- (816) 380-8130**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Cass County Commission on Thursday, August 4, 2016 at 2:30 p.m., in the Third Floor Commission Meeting Room, Historic Cass County Courthouse, 102 E. Wall Street, Harrisonville, MO 64701

Item(s) to be considered:

Application 2893 for the following Action(s): Final Plat of "Woodland Acres II" preliminary plat was presented as "Woodland Acres" a proposed subdivision of land, of a parent tract of 100.41 +/- acre tract with the Zoning Designation of Agriculture (Ag) into 27 tracts ranging in sizes from 3 acres to 5.75 +/- acre tract in which all are to obtain Residential Rural (R-R) Zoning Designation.

This Application for an Action has been submitted by Scott Grant, on behalf of Woodland Acres LLC, who are requesting the zoning actions described above on a tract of land described as: "Part of a tract of land described in Book 3323, at page 145, in the office of the Recorder of Deeds in Cass County, Missouri, being part of the Southeast Quarter of Section 4, Township 46, Range 30, Cass County, Missouri, Described as Follows: From the Southwest corner of the Southeast Quarter of Section 4, aforesaid, run thence North 00°21'04" West along the West line thereof, 663.61 feet to the Northwest corner of a certain tract of land described in book 3828, at page 267, in the office of the Recorder of Deeds in Cass County, Missouri. Said point being the true point of beginning of the tract to be described; thence continuing North 00°21'04" West along the West line of the Southeast Quarter of said Section 4, also being the East line of Lots 7, 8, 9, and 10 in "Eastwood" a subdivision of land in Section 4, Township 46, Range 30, Cass County, Missouri, as previously platted and recorded., 1985.02 feet to the Northwest corner of the Southeast Quarter of said Section 4, also being the Northeast corner of said "Eastwood" subdivision; thence North 88°27'48" East along the North line of said Southeast quarter, 2648.28 feet to the Northeast corner of the Southeast Quarter of said Section 4; thence South 00°18'24" East along the East line thereof, 1159.01 feet; thence South 88°27'12" West, 998.46 feet; thence South 00°5'36" East, 660.00 feet to a point on the North line of a certain tract of land described in Book 1064, at Page 226, in the Office of the recorder of deeds in Cass County, Missouri; thence South 88°27'12" West along said North line, 330.00 feet to the Northwest corner of said certain tract of land; thence South 00°05'36" East along the West line of said certain tract of land 165.99 feet to the Northeast corner of said certain tract of land described in Book 3828, at Page 267, in the office of the Recorder of Deeds in Cass County, Missouri; thence South 88°28'03" West along the North line of said certain tract of land, 1315.20 feet to the true point of beginning. Contains 100.41 acres, more or less, subject to the Right-of-Way of Graham Road and any existing easements, and or Right-of-ways." generally located on the West side of Graham Road approximately one half mile South of 155th Street, Pleasant Hill, MO 64080.

Submitted by Traey Lambertz, Cass County Building Codes and Zoning Director



Jan Cantrell <janc@casscounty.com>

SLP Board Members

Michele Phillips <michelep@casscounty.com>

Wed, Aug 3, 2016 at 1:01 PM

To: Jan Cantrell <janc@casscounty.com>

James Shrewsbury, S.O. Board Chairman, Marilyn Morris, Recorder of Deeds, Shannon Bruegge, Prosecutor's Office, Tiffany Klassen, Health, Kelly Wray, Road and Bridge, and Barbara Taylor, Assessor's Office.

Thanks!

--

Thank you,

Michele Phillips
Cass County Human Resources
(816) 380-8103